

Pinellas Market Lens

Market insight brief - 209 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	209
Median market value	\$20,383
Mean market value	\$20,428
Median price per sqft	-
Total market value	\$4,269,550
Median tax rate	2.02%
Avg assessed gap	\$308
Avg assessed gap %	1.00%

Analyst Takeaways

- The current slice contains 209 parcels with a median market value of \$20,383.
- The middle 50% of recorded market values spans \$14,875 to \$24,123.
- St. Petersburg is the largest city segment in this slice with 209 parcels.
- Marina Condo - Wet Slip (Individually Owned) is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
St. Petersburg	209	\$20,383

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	209	\$20,383

Auditable Outliers

Signal	Parcel	Metric
Market Value	BAYVIEW CT, St. Petersburg	\$51,000
Market Value	BEACH DR SE, St. Petersburg	\$48,875

Signal	Parcel	Metric
Assessed Gap	BEACH DR SE, St. Petersburg	67.52%
Assessed Gap	STARFISH DR SE # 23SS, St. Petersburg	43.20%
Assessed Gap	COBIA DR SE # 47SS, St. Petersburg	30.62%
Assessed Gap	COBIA DR SE # 51SS, St. Petersburg	12.90%
Assessed Gap	COQUINA KEY DR SE # 193SS, St. Petersburg	12.90%
Tax Rate	COBIA DR SE # 65SS, St. Petersburg	2.04%
Tax Rate	BEACH DR SE # 87SS, St. Petersburg	2.03%
Tax Rate	COQUINA KEY DR SE # 123SS, St. Petersburg	2.03%
Tax Rate	BEACH DR SE # 141SS, St. Petersburg	2.03%
Tax Rate	COBIA DR SE # 64SS, St. Petersburg	2.03%

Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.